

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE SURVEYOR



September 15, 2015

Marcel C. Acosta, AICP, Executive Director  
National Capital Planning Commission  
401 9<sup>th</sup> Street, N.W., Suite 500  
Washington, D.C. 20576

Re: S.O. 15-26230

Enclosed are the application and a print of the plat(s) for the proposed closing of a public alley and easement established in Square 697.

This is being forwarded to the Council of the District of Columbia for legislative action. The proposed alley closing is being processed on the basis of Section 9-201.01 of the D.C. Official Code. Pursuant to Section 9-202.02 of the D.C. Official Code, the application is hereby referred to you for the recommendation of the National Capital Planning Commission.

When you have furnished your recommendation to the Council, I would appreciate your also sending a copy to the Office of the Surveyor.

Sincerely,

Roland F. Dreist, Jr.  
Surveyor, D.C.

Enclosures

# Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564  
Holland & Knight LLP | [www.hklaw.com](http://www.hklaw.com)

Norman M. Glasgow, Jr.  
202 419 2460  
[norman.glasgowjr@hklaw.com](mailto:norman.glasgowjr@hklaw.com)

August 10, 2015

Mr. Roland Dreist  
D.C. Surveyor  
Office of the Surveyor  
1100 4<sup>th</sup> Street, SW, Third Floor  
Washington, DC 20024

## **Re: Partial Alley Closing and Easement Establishment in Square 697**

Dear Mr. Dreist:

On behalf of Lerner South Capitol Street Joint Venture (the "Applicant"), enclosed please find six copies of an application to close a portion of an alley in Square 697. Also enclosed are the required filing fee of \$2,750.00 and a completed retail displacement form.

The Applicant is the current owner of Lot 46 in Square 697. Square 697 is bounded by K Street, SE on the north, L Street on the south, Half Street on the east, and South Capitol Street on the west (the "Square"). There is only one other lot located within the Square, Lot 0045, which according to the District of Columbia Office of Tax and Revenue Real Property Assessment Database is currently owned by Half Street SE, L.L.C.

The portion of the alley requested to be closed is no longer necessary for transportation or alley purposes, and can be closed without disrupting vehicular access to any property located within the Square. The area requested to be closed consists of approximately 808 square feet. The requested closing will facilitate the construction of a residential building on Lot 46, which is currently vacant. Development of the residential building is still early in the design process, however, conceptual plans suggest the building would be constructed to a height of 130 feet and could contain approximately 320,000 square feet of gross floor area. In addition, early estimates indicate that the building could include approximately 330 dwellings units, +/- 10%, and approximately 225 parking spaces. Access to parking and loading facilities within the building would be located off of the north-south alley that connects to both K and L Streets. The public alley connecting to K Street is currently 15 feet wide. As part of this alley closing application, the Applicant proposes to widen this portion of the alley to 20 feet through the establishment of a 5-foot perpetual easement on its property, Lot 46.

This application is filed pursuant to the procedures set forth in 24 DCMR §1400. Included with the Alley Closing Application form are the following:

Revised: 6/28/13

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PERMIT OPERATIONS DIVISION  
OFFICE OF THE SURVEYOR  
1104 4<sup>TH</sup> STREET, S.W., 3<sup>RD</sup> FLOOR  
WASHINGTON, DC 20024**

Surveyor's Office File No. 15-26230

\_\_\_\_\_  
Date

**APPLICATION TO CLOSE/DEDICATE A STREET OR ALLEY OR ELIMINATION OF  
BUILDING RESTRICTION LINE**

**Location**

**Street(s)**

**Name:** \_\_\_\_\_

**Abutting Squares:** \_\_\_\_\_

**Portion to be closed/dedicated:** \_\_\_\_\_

**AS PER SKETCH ATTACHED**

**Alley(s)**

**Name:** Lerner South Capitol Street Joint Venture

**Abutting Squares:** 0697

**Portion to be closed/dedicated.:** see attached plat

**AS PER SKETCH ATTACHED**

**This application is made by:**

Lerner South Capitol Street Joint Venture

301.692.2373

**Applicant's Name (print)**

**Telephone Number**

2000 Tower Oaks Boulevard, 8th Floor, Rockville, MD 20852

**Address**

I certify that the above information is true to the best of my knowledge.

  
\_\_\_\_\_  
**Signature of Applicant or Agent**

**TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICE OR OFFICIAL,  
CALL THE INSPECTOR GENERAL AT 1-800-521-1639**

Revised: 6/28/13

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WASHINGTON, DC 20024**

**Retail Tenant Displacement Form**

Note: The following information is required relative to provisions of DC Law 6-133 (DC Act 6-171).

Surveyor's Office File No. 15-24230

Regarding an application for the proposed closing/dedication of the following street(s) or alley(s), the undersigned, being the applicant or the agent for the applicant, hereby makes the following representations as complete and true:

1. All properties associated with the proposed closing/dedication are listed as follows:

Square	Lot Number
0697	0046

2. The proposed closing/dedication will ☐ or will not ☒ result in displacement of existing retail tenants because of the demolition, substantial rehabilitation, or discontinuance of an existing building.

Name	Address	Square/Lot
Lerner South Capitol Street Joint Venture	2000 Tower Oaks Boulevard 8th Floor Rockville, MD 20852	0697 / 0046

8/11/15  
Date

Stuart H. Hiller  
Print or Type Name

  
Signature

Note: This form must be completed, signed and submitted with the application.

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